

# NORTHSTAR RANCH - PHASE 9

GRANTSVILLE CITY

## FINAL PLANS

### GEOTECHNICAL STUDY

A SITE SPECIFIC GEOTECHNICAL STUDY HAS BEEN PREPARED FOR THIS PROJECT BY IGES. THE REPORT IS DATED MARCH 7, 2022, AND WAS PREPARED BY JUSTIN W. WHITMER, P.E. IT IS IDENTIFIED BY IGES PROJECT NUMBER 02058-186. THE REQUIREMENTS OUTLINED IN THIS STUDY SHALL BE FOLLOWED ON THIS PROJECT.

### SHEET INDEX

O-1	TITLE SHEET
---	SUBDIVISION PLAT
O-2	SHEET INDEX
O-3	SITE ANALYSIS PLAN
O-3A	SITE PLAN
O-4	UTILITY PLAN
O-4A	OFFSITE WATER PLAN
O-5	GRADING & DRAINAGE PLAN
O-5A	OFFSITE WATER GRADING & DRAINAGE PLAN
PP-1	NORTHSTAR RANCH PARKWAY PLAN & PROFILE
PP-2	NORTHSTAR RANCH PARKWAY PLAN & PROFILE
PP-3	NORTHSTAR RANCH PARKWAY PLAN & PROFILE
PP-4	COYOTE RIDGE ROAD PLAN & PROFILE
PP-5	COYOTE RIDGE ROAD PLAN & PROFILE
PP-6	McBRIDE DRIVE PLAN & PROFILE
PP-7	McBRIDE DRIVE PLAN & PROFILE
PP-8	WATER LINE PLAN & PROFILE
PP-9	WATER LINE PLAN & PROFILE
PP-10	WATER LINE PLAN & PROFILE
PP-11	WATER LINE PLAN & PROFILE
PP-12	WATER LINE PLAN & PROFILE
PP-13	WATER LINE PLAN & PROFILE
PP-14	WATER LINE PLAN & PROFILE
PP-15	WATER LINE PLAN & PROFILE
PP-16	STORM DRAIN CULVERT PLAN & PROFILE
DT-1	DETAILS
DT-2	NOTES
DT-3	PRE-CONSTRUCTION NOTES

### LEGEND

SDR 35 SANITARY SEWER
EXISTING SANITARY SEWER
SANITARY SEWER MANHOLE
PVC C-900 WATER LINE
EXISTING WATER LINE
WATER VALVE, TEE & BEND
FIRE HYDRANT
EXISTING FIRE HYDRANT
PVC C-900 SEC. WATER LINE
EXISTING IRRIGATION LINE
SEC. WATER VALVE, TEE & BEND
PROPOSED STREET LIGHT
EXISTING OVERHEAD UTILITY
RCP CL III STORM DRAIN
EXISTING STORM DRAIN
SD COMBOBOX, CB & CO
PROPOSED UNDER DRAIN
EXISTING UNDER DRAIN
UNDER DRAIN CLEANOUT
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR

CITY COUNCIL APPROVED FOR PRECON: 09/06/23

APPROVED FOR CONSTRUCTION

GRANTSVILLE CITY PUBLIC WORKS DIRECTOR  
DATE  
2/1/2024  
GRANTSVILLE CITY ENGINEER DESIGNER  
DATE

APPROVED FOR CONSTRUCTION

PRECONSTRUCTION MEETING DATE: 09/08/23



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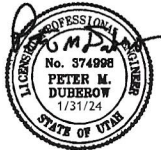
### OWNER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000



### NOTES:

- All sanitary sewer improvements shall conform with the standards and specifications of Grantsville City.
- All drinking water improvements shall conform with the standards and specifications of Grantsville City.
- All improvements in the public right of way shall conform with the standards and specifications of Grantsville City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, 5LB&M. Elevation = 4564.54



Northstar Ranch  
Phase 9  
Title Sheet

PROJECT:  
DRAWN BY: KMW  
REVIEWED BY: PMD  
REVISIONS:  
No. DATE REMARKS  
1 12/6/23 Storm Revisions

DATE: January 31, 2024

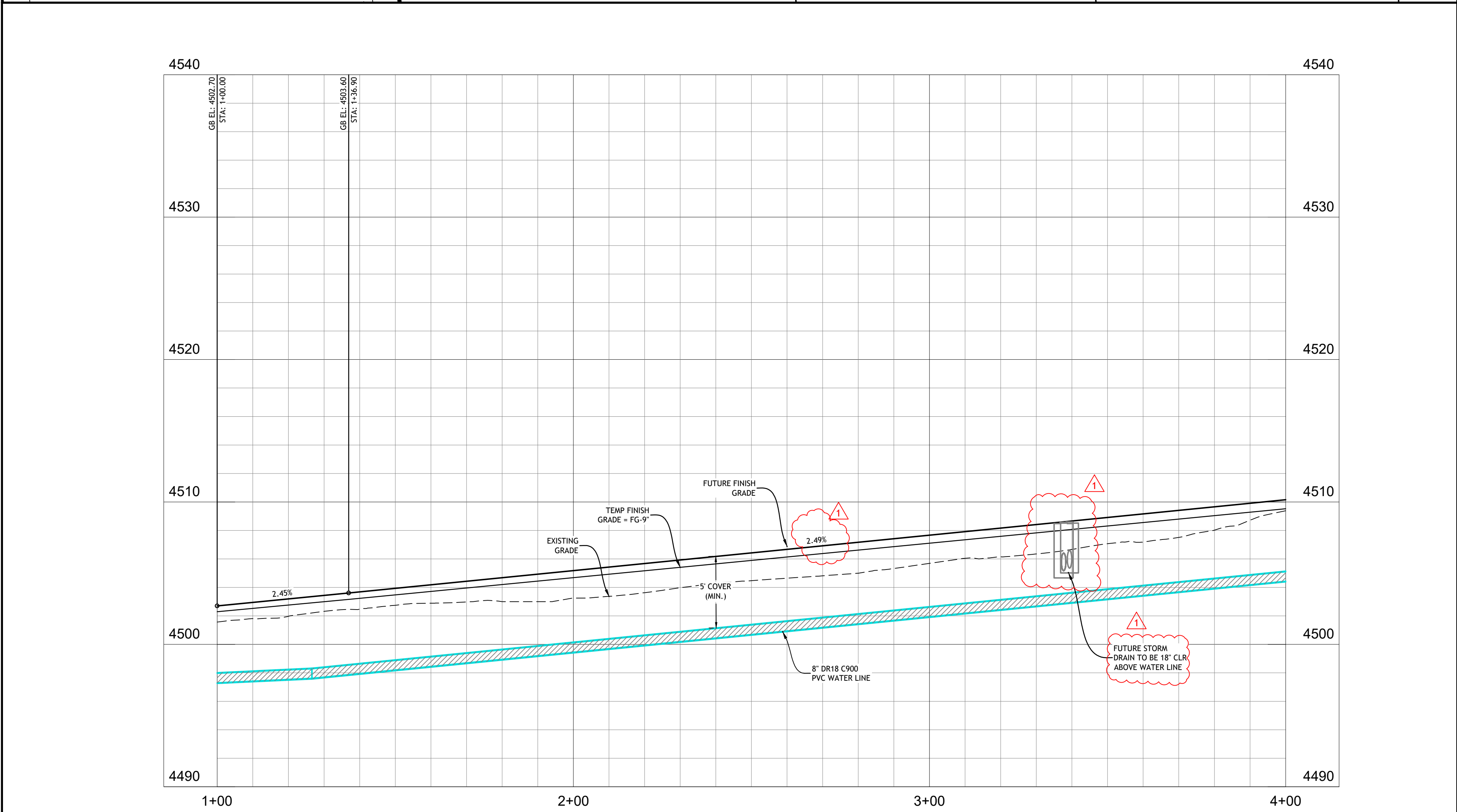
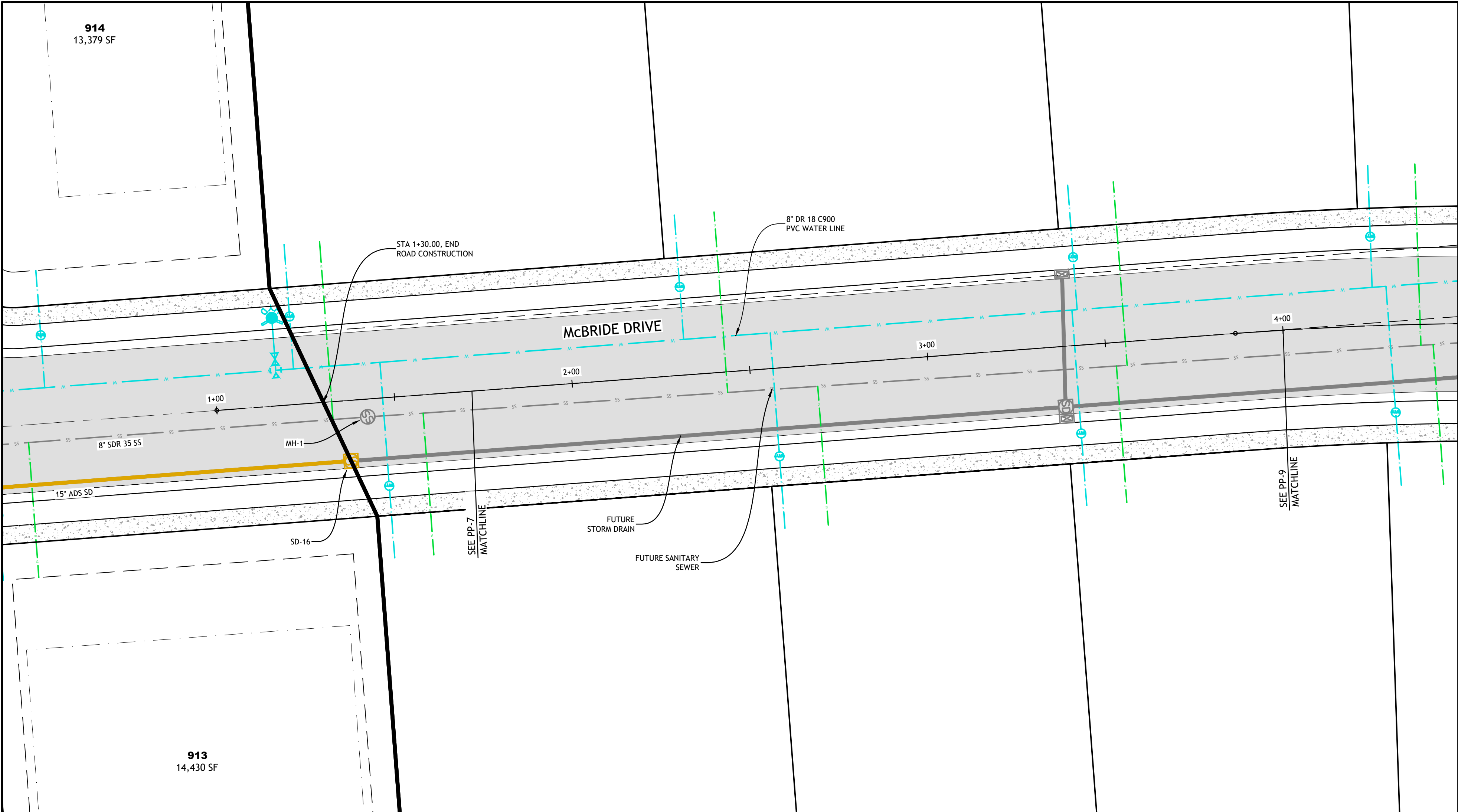
SHEET NUMBER:

O-1

VICINITY MAP  
1" = 500'



C:\Users\pmd21\EDM Partners\Dropbox\Projects\Northstar Ranch\Drawings\Phase 9\13\_PP-8.dwg



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SCALE: 1" = 20'



OWNER:

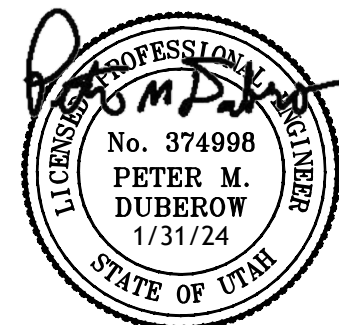
Ivory Development  
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801-747-7000



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VERTICAL SCALE: 1" = 5'



Northstar Ranch

Phase 9

Water Line  
Plan & Profile

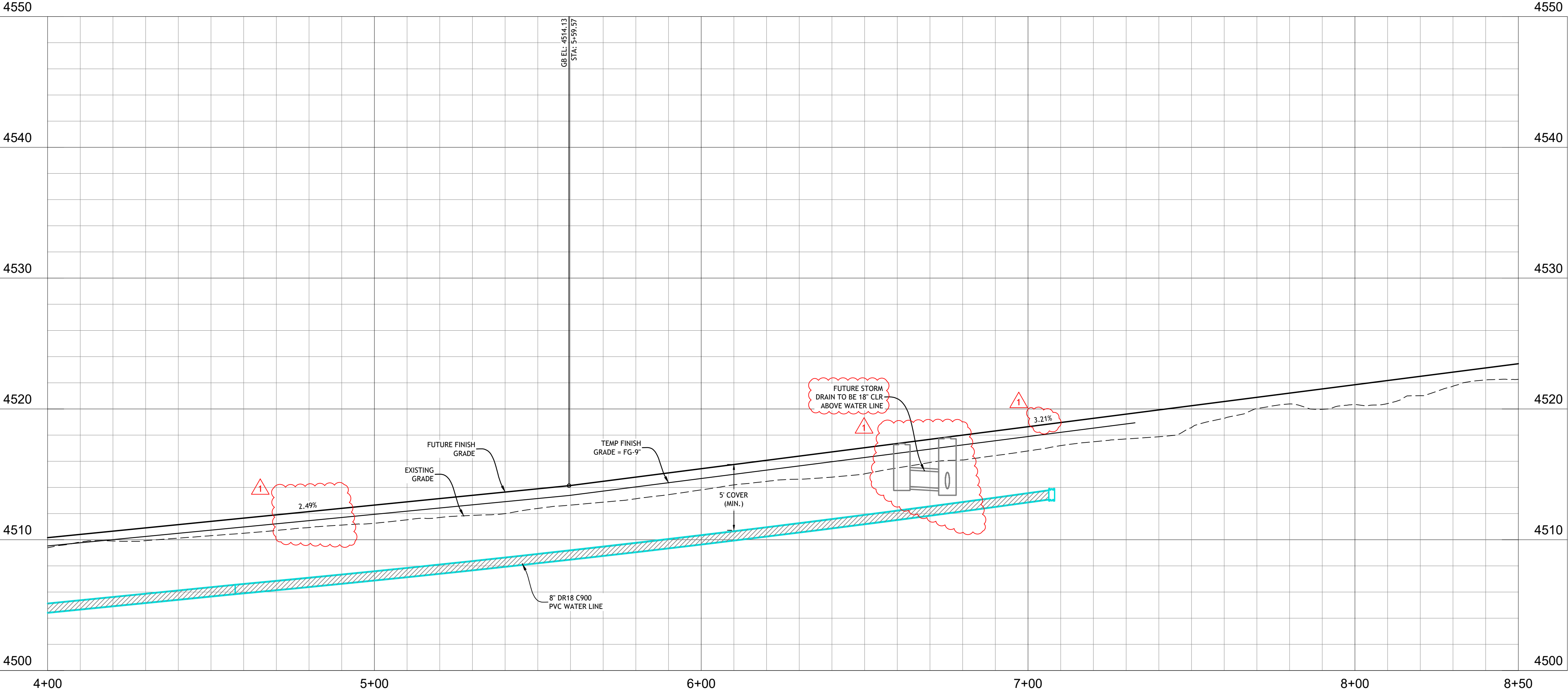
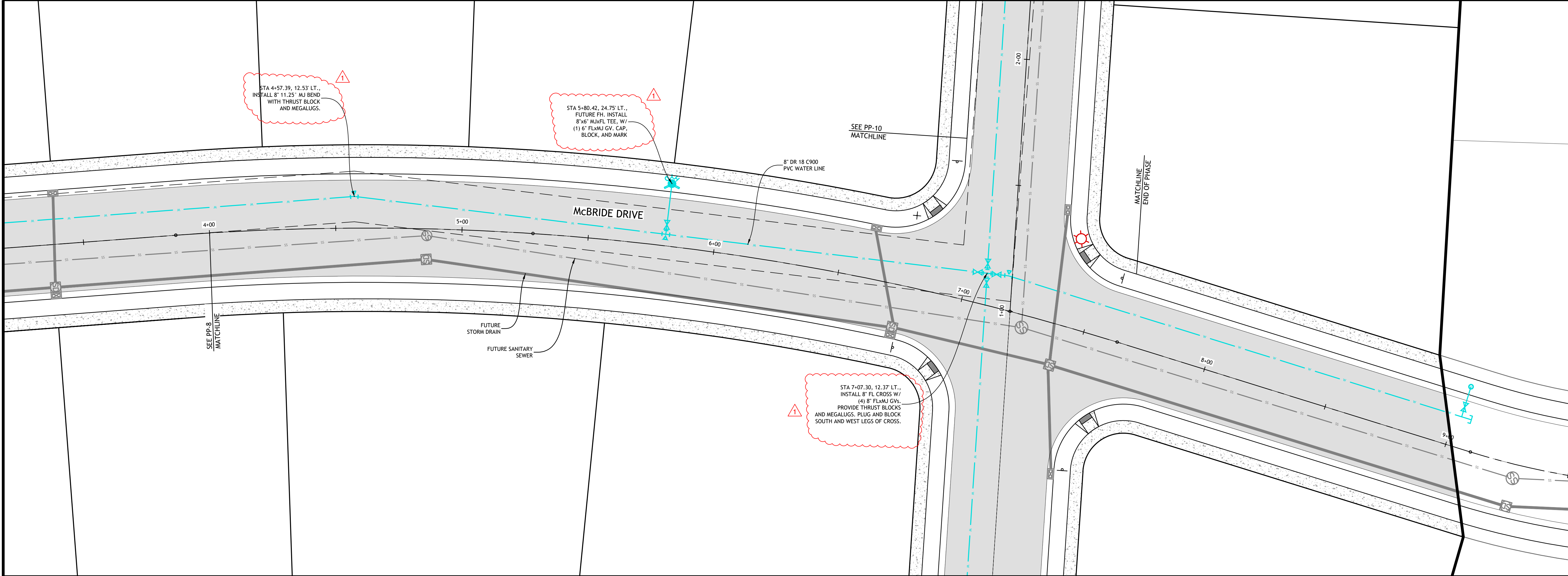
PROJECT: KMW  
DRAWN BY: PMD  
REVIEWED BY: PMD  
REVISIONS: No. DATE REMARKS  
1 12/6/23 STORM REVISION

DATE: January 31, 2024

SHEET NUMBER:

PP-8





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SCALE: 1" = 20'

OWNER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

**IVORYHOMES**  
Utah's Number One Homebuilder

NOTES:

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VERTICAL SCALE: 1" = 5'

**Northstar Ranch**

**Phase 9**

**Water Line**

**Plan & Profile**

PROJECT: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ KMW

REVIEWED BY: \_\_\_\_\_ PMD

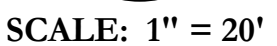
REVISIONS:

No.	DATE	REMARKS
1	12/6/23	STORM REVISION

DATE: January 31, 2024

SHEET NUMBER: **PP-9**

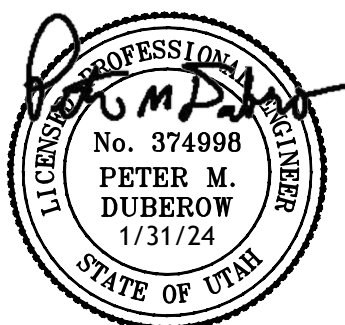




**Ivory Development**  
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- The project's benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, S&B&M. Elevation = 4564.54.

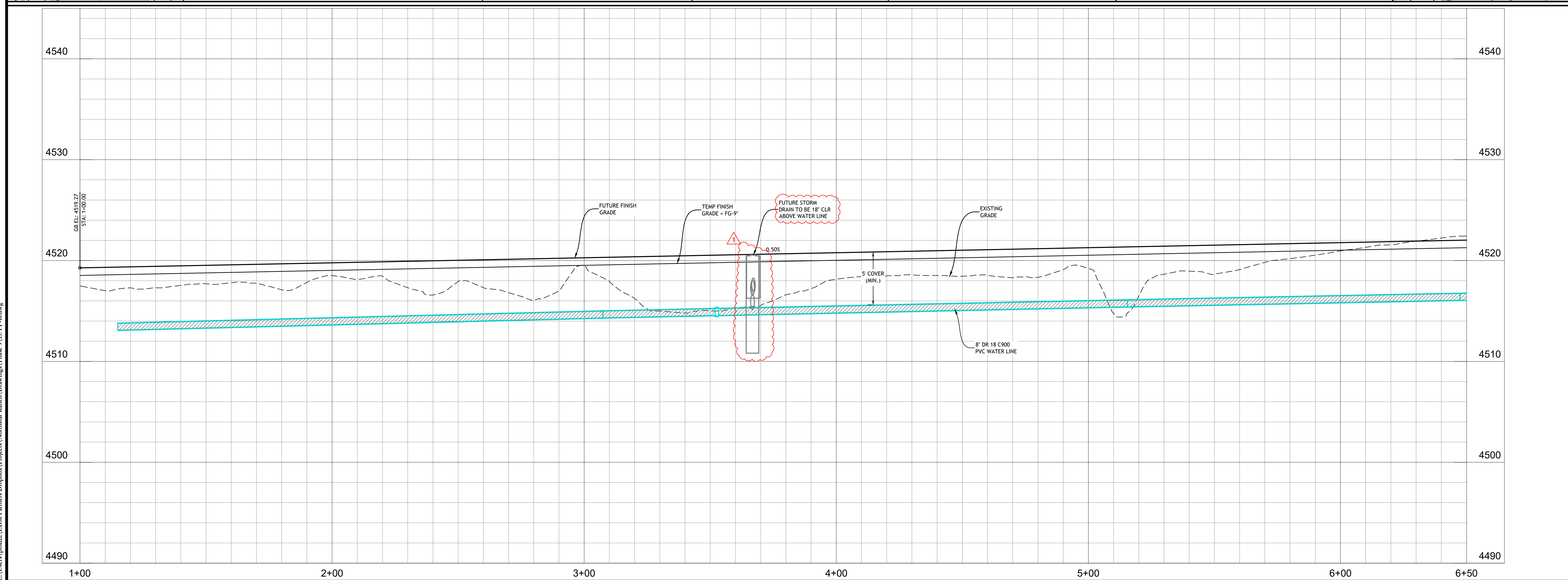


<b>PROJECT:</b>	
<b>DRAWN BY:</b>	KMW
<b>REVIEWED BY:</b>	PMD
<b>REVISIONS:</b>	
<b>No. DATE</b>	<b>REMARKS</b>
1 12/6/23	STORM REVISION

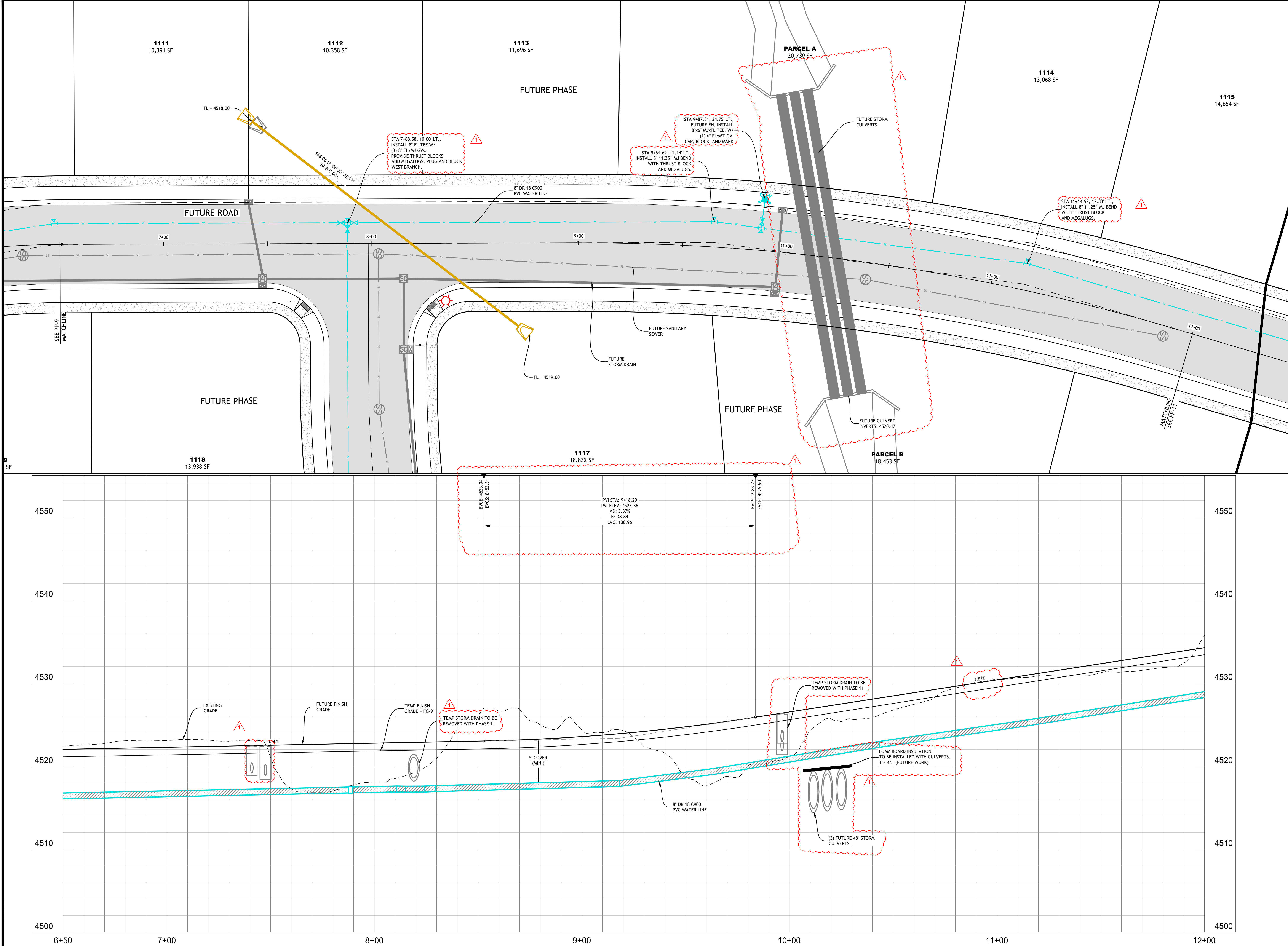
DATE: January 31, 2024

**SHEET NUMBER:**

# PP-10







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NORTH

SCALE: 1" = 20'

0 10' 20' 40' 60'

OWNER:

Ivory Development  
978 East Woodoak Lane  
Salt Lake City, UT 84117  
801-747-7000

IVORYHOMES

Utah's Number One Homebuilder

NOTES:

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5. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

6. The project benchmark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLB&M. Elevation = 4564.54

VERTICAL SCALE: 1" = 5'

0 2.5' 5' 10' 15'

LICENSED PROFESSIONAL ENGINEER

No. 374998

PETER M. DUBEROW

1/31/24

STATE OF UTAH

Northstar Ranch

Phase 9

Water Line

Plan & Profile

PROJECT:

DRAWN BY: KMW

REVIEWED BY: PMD

REVISIONS:

No. DATE REMARKS

1 12/6/23 STORM REVISION

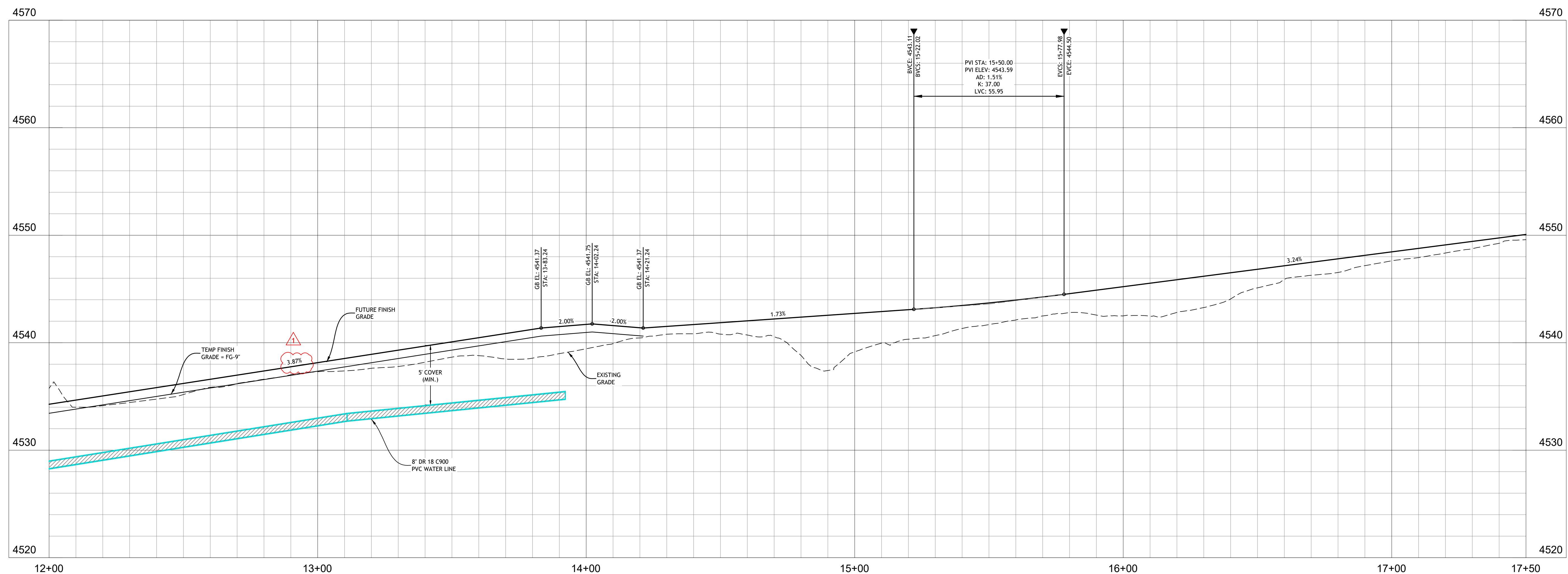
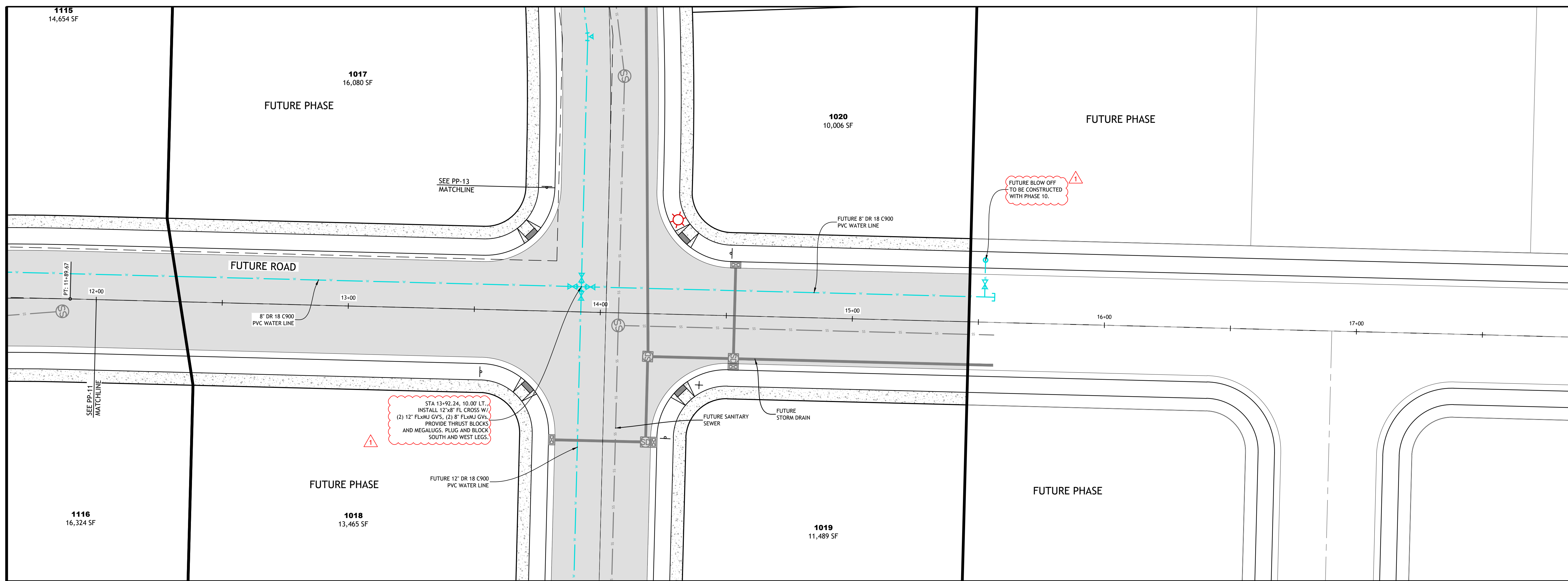
DATE:

January 31, 2024

SHEET NUMBER:

PP-11





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SCALE: 1" = 20'



**OWNER:**

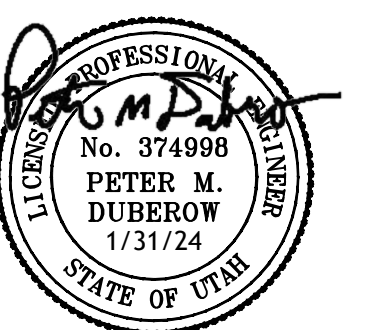
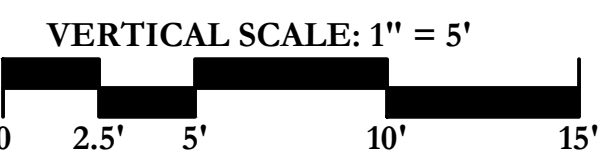
**Ivory Development**  
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Salt Lake City, UT 84117  
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6. The project bench mark is a brass cap marking the Southeast Corner of Section 2, Township 3 South, Range 6 West, SLBGM.  
Elevation = 4564.54



## Northstar Ranch

## Phase 9

## Water Line Plan & Profile

<b>PROJECT:</b>	
<b>DRAWN BY:</b>	<b>KMW</b>
<b>REVIEWED BY:</b>	<b>PMD</b>
<b>REVISIONS:</b>	
<b>No.</b>	<b>DATE</b>
<b>1</b>	<b>12/6/23</b>
	<b>STORM REVISION</b>

DATE: January 31, 2024

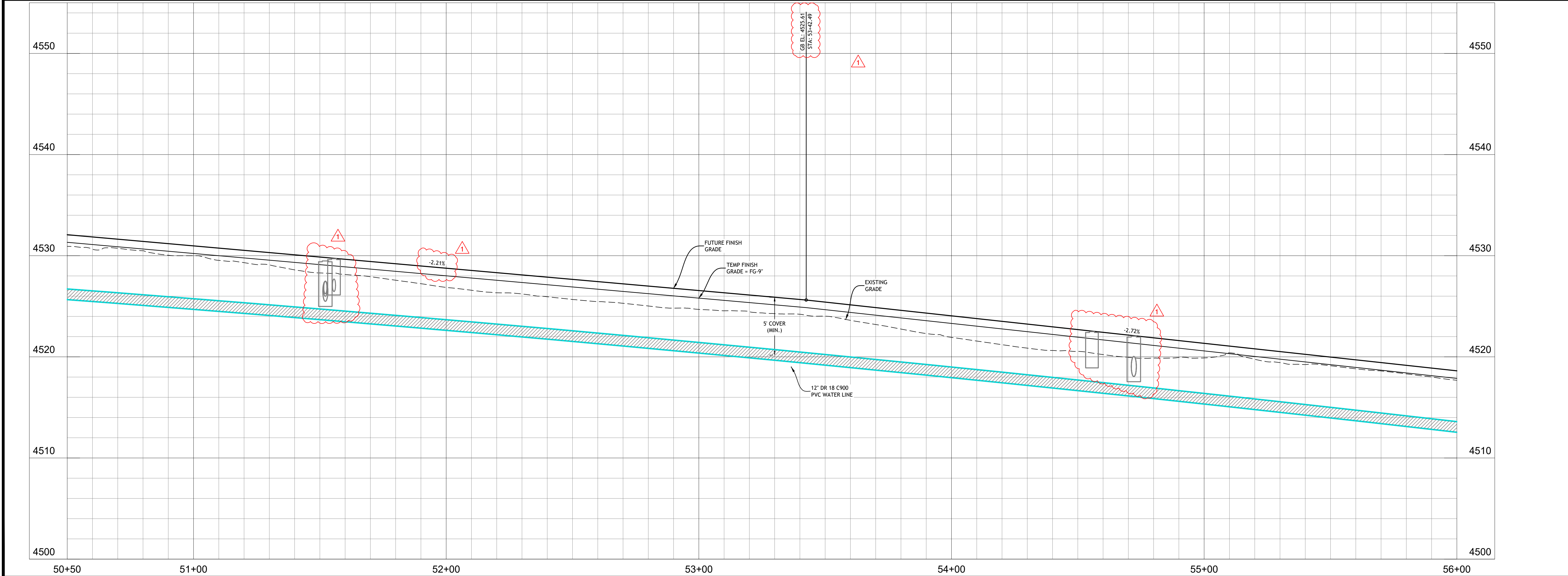
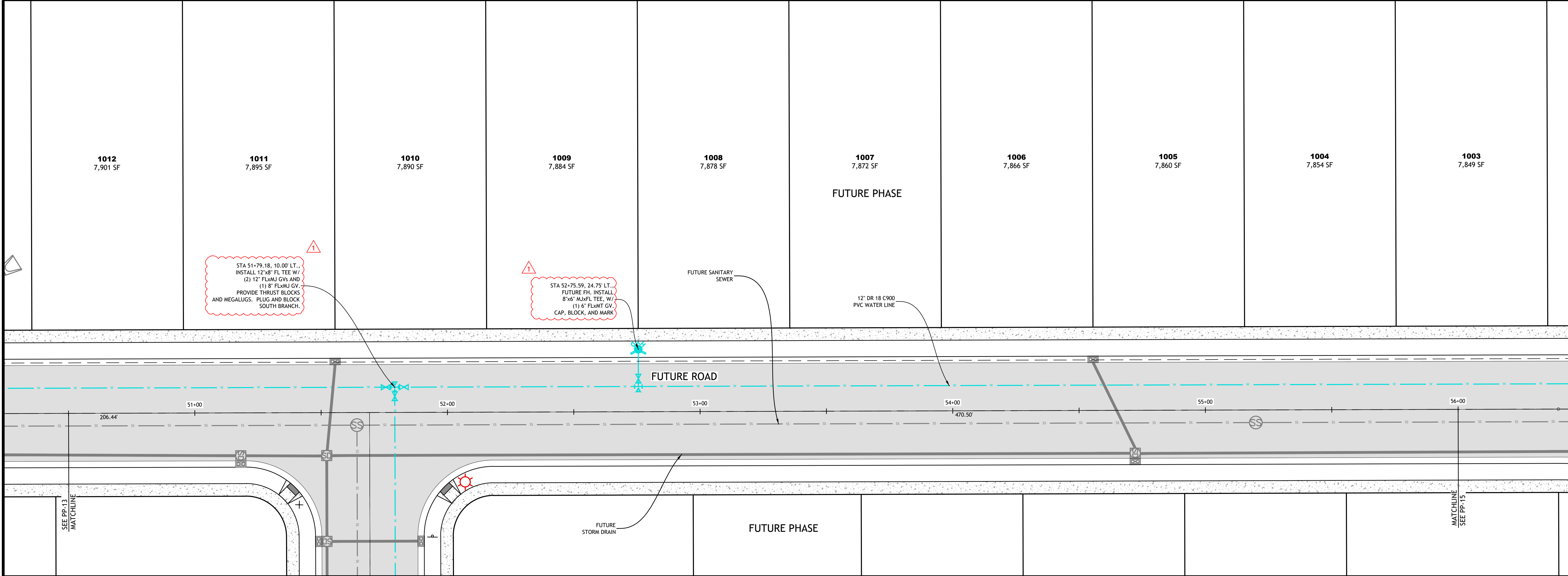
**SHEET NUMBER:**

**PP-12**









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NORTH

SCALE: 1" = 20'

0

10'

20'

40'

60'

OWNER:

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Elevation = 4564.54

VERTICAL SCALE: 1" = 5'

0

2.5'

5'

10'

15'

EDM Partners

No. 374998  
PETER M. DUBEROW  
1/31/24  
STATE OF UTAH

Northstar Ranch

Phase 9

Water Line

Plan & Profile

PROJECT:

DRAWN BY: KMW

REVIEWED BY: PMD

REVISIONS:

No. DATE REMARKS

1 12/6/23 STORM REVISION

DATE:

January 31, 2024

SHEET NUMBER:

PP-14

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